

**Flood Plain/Drainage-Way: Maintenance**  
The existing creek, stream, river, or drainage channel traversing along or across portions of this addition, will remain unobstructed at all times and will be maintained by the individual lot owners whose lots are traversed by, or adjacent to, the drainage-ways. The City of Fort Worth will not be responsible for the maintenance, erosion control, and/or operation of said drainage-ways. Property owners shall keep the adjacent drainage-ways traversing their property clean and free of debris, silt or other substances which would result in unsanitary conditions, and the City shall have the right of entry for the purpose of inspecting the maintenance work by the property owners. The drainage-ways are occasionally subject to storm water overflow and/or bank erosion that cannot be defined. The City of Fort Worth shall not be liable for any damages resulting from the occurrence of those phenomena, nor the failure of any structure(s) within the drainage-ways. The drainage-way crossing each lot is contained within the floodplain easement line as shown on the plat.

**Floodplain Restriction**  
No construction shall be allowed within the floodplain easement, without the written approval of the Director of Transportation and Public Works. In order to secure approval, detailed engineering plans and/or studies for the improvements, satisfactory to the Director, shall be prepared and submitted by the party(s) wishing to construct within the flood-plain. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the flood elevation resulting from ultimate development of the watershed."

**Private Common Areas and Facilities**  
The City of Fort Worth shall not be held responsible for the construction, maintenance or operation of any lots containing private common areas or facilities identified as such on this plat. Said areas shall include, but not be limited to: private streets, emergency access easements, and gated security entrances; recreation areas, landscaped areas and open spaces; water and wastewater distribution systems and treatment facilities; and recreation/ clubhouse/exercise/ buildings and facilities.

The land owners and subsequent owners of the lots and parcels in this subdivision, acting jointly and severally as a land owners association, shall be responsible for such construction, reconstruction, maintenance and operation of the subdivision's private common areas and facilities, and shall agree to indemnify and hold harmless the City of Fort Worth, Texas, from all claims, damages and losses arising out of, or resulting from the performance of the obligations of said owners association, as set forth herein.

**Construction Prohibited Over Easements**  
No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.

**Transportation Impact Fees**  
The City of Fort Worth has an ordinance implementing the assessment and collection of transportation impact fees. The total amount assessed is established on the approval date of this plat application, based upon Schedule 1 of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule 2 of said ordinance, and is due on the date a building permit is issued.

**Building Permits**  
No building permits shall be issued for any lot in this Subdivision until an appropriate CFA or other acceptable provisions are made for the construction of any applicable water, sewer, storm drain, street lights, sidewalks, or paving improvements; and approval is first obtained from the City of Fort Worth.

**Sidewalks:**  
Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy per "City Development Design Standards".

**Site Drainage Study:**  
A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit will be issued on this site (a grading plan in some instances may be adequate.) If the site does not conform, then a drainage study may be required along with a CFA for any required drainage improvements and the current owner shall submit a letter to the Department of Transportation and Public Works stating awareness that a Site Drainage Study will be required before any permit is issued. The current owner will inform each buyer of the same.

**Utility Easements:**  
Any public utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and they shall have the right at all times to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

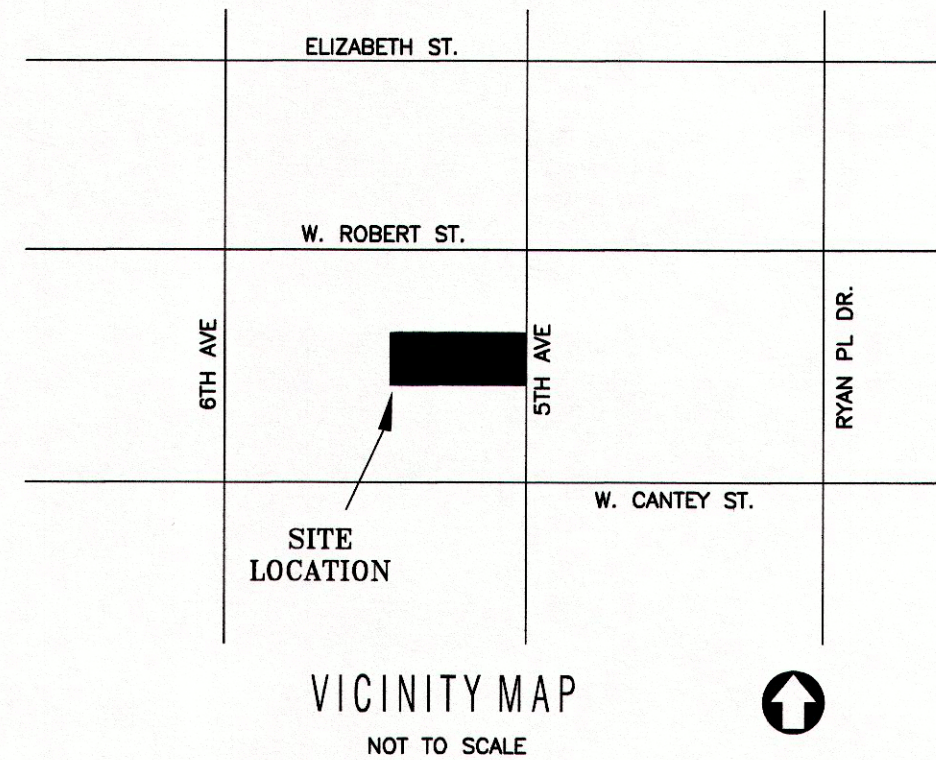
**Construction Prohibited Over Easements.**  
No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.

**Water / Wastewater Impact Fees:**  
"The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the recordation date of this plat application, based upon schedule I of the current impact fee ordinance. The amount to be collected is determined under schedule II then in effect on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system."

**Covenants or Restrictions are Un-altered:**  
This Replat does not vacate the previous "Plat of Record" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.

**Parkway Permit:**  
Parkway improvements such as curb & gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit.

**Private Maintenance Note:**  
The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, public access easements, public pedestrian access easements, recreation areas, open spaces and drainage facilities, and said owners agree to indemnify and save harmless the City of Fort Worth, Texas, from claims, damages and losses arising out of or from performance of the obligations of said owners set forth in this paragraph.



National Flood Insurance Rate Map - ZONE "X", Determined by scale from:  
Community Panel No. 48439C0330 K  
Effective Date: September 25, 2009  
All bearings are based on Texas State Plane Coordinate System, North Central Zone.

#### OWNER'S DEDICATION

That we, Brian & Raquel Reising, do hereby adopt this re-plat, to be known as Lot 6R, Block 24, Ryan Place Addition, an addition to Tarrant County, Texas, and do hereby dedicate to the public's use forever the rights-of-way and easements shown hereon.

Owner: \_\_\_\_\_  
Owner: \_\_\_\_\_

STATE OF TEXAS:

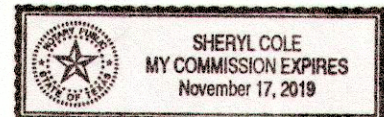
COUNTY OF TARRANT:

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Brian & Raquel Reising known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS 25th DAY OF September, 2019.

Sheryl Cole  
NOTARY PUBLIC in and for the STATE OF TEXAS



# FS-19-162

FINAL PLAT LOTS 6R, BLOCK 24  
RYAN PLACE ADDITION  
BEING A REPLAT of ALL of LOT 6, AND PORTIONS OF  
LOT 5 & 7, RYAN PLACE ADDITION  
AN ADDITION TO THE CITY OF FORT WORTH, TARRANT  
COUNTY, TEXAS  
AS RECORDED IN VOLUME 204-A, PAGE 168  
PLAT RECORDS TARRANT CCOUNTY, TEXAS

State of Texas §  
County of Tarrant §

KNOW ALL MEN BY THESE PRESENTS: WHEREAS Brian Reising and Raquel Reising are the owners of that certain 0.356 acre tract of land situated in the W.B. Tucker Survey, Abstract No. 597, City of Fort Worth, Tarrant County, Texas and being the South 40 feet of Lot 5, all of Lot 6, and the North 25 feet of Lot 7, Block 24, Ryan Place Addition according to the Map or Plat thereof recorded in Volume 204-A, Page 168 of the Map or Plat Records of Tarrant County Texas, and being all of that certain tract of land described in Deed from Mercy Properties, L.L.C. to Brian and Raquel Reising and recorded in Instrument No. D218075333of the Deed Records of Tarrant County, Texas said 0.356 acre tract of land to be more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner in the West Right-of-Way of Fifth Avenue (70 foot wide Right-of-Way) at the Northeast corner of said Reising tract of land, said 1/2" iron rod found being South 01°26'22" East a distance of 10.00 feet from the Northeast corner of Lot 5, same being the Southeast corner of Lot 4, Block 24 of said Ryan Place Addition;

THENCE South 01°26'22" East with the East line of said Block 24 and the West line of said Fifth Avenue a distance of 115.00 feet to an "X" in concrete found for corner at the Southeast corner of said Reising tract of land, said "X" found bears North 01°26'22" West a distance of 25.00 feet from the Southeast corner of said Lot 7;

THENCE South 88°33'38" West across said Lot 7 a distance of 135.00 feet to a 1/2" iron rod found for corner in the East line of a 20 foot Alley Right-of-Way, said 1/2" iron rod found bears North 01°26'22" West a distance of 25.00 feet from the Southwest corner of said Lot 7;

THENCE North 01°26'22" West with the East line of said Alley Right-of-Way a distance of 115.00 feet to a 1/2" capped iron rod marked "SANDS" set for corner, which bears South 01°26'22" East a distance of 10.00 feet from the Northwest corner of said Lot 5;

THENCE North 88°33'38" East across said Lot 5 a distance of 115.00 feet back to the POINT OF BEGINNING and CONTAINING 15,525 square feet or 0.356 acres of land, more or less.

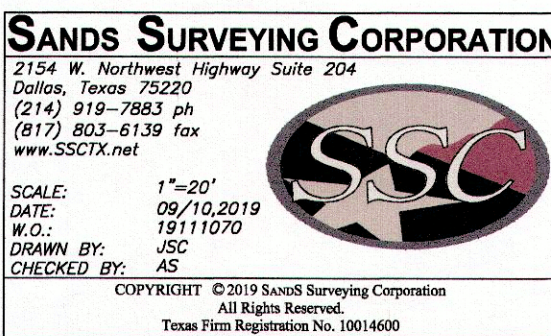
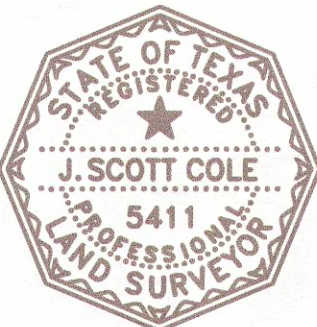
State of Texas §

County of Tarrant §

Date:

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

J. Scott Cole  
Registered Professional Land Surveyor  
State of Texas No. 5411



Prepared by:  
Sands Surveying Corporation  
2154 W. Northwest Highway  
Suite 204  
Dallas, Texas 75220  
ph (214) 919-7883  
www.sscctx.net

Owners:  
Brian & Raquel Reising  
2722 5th Ave  
Fort Worth, Tx. 76110

Case No. FS-19-162

Date of Preparation 9/25/2019

Document #: D219221534 Date: 09/27/19